



# **Spring Valley Town Advisory Board**

## **NOTICE OF PUBLIC MEETING**

### **AGENDA**

**SPRING VALLEY TOWN ADVISORY BOARD  
TUESDAY, JANUARY 13, 2015– 6:30 PM  
DESERT BREEZE COMMUNITY CENTER  
8275 SPRING MOUNTAIN ROAD  
LAS VEGAS, NV 89117**

**Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.**

**If you need to contact a Board member, please call 455-8338.**

#### **BOARD MEMBERS**

John Catlett  
Dee Gatliff  
John Getter  
Darby Johnson, Jr.  
Angie Heath Younce  
Mike Shannon, Town Liaison (702) 455-8338  
Diana Morton, Secretary (702) 254-8413

#### **POSTING LOCATIONS**

Desert Breeze Community Center-8275 W. Spring Mtn.  
Helen Meyer Community Center-4525 New Forest  
Spring Valley Library-4280 S. Jones  
West Flamingo Senior Center-6255 W. Flamingo

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. PROCEDURES/CONDUCT
  - A. Conformance with the Nevada Open Meeting Law
  - B. Meeting Guidelines
  - C. Approval of Agenda Posted, Including Any Deletions or Corrections
  - D. Approval of Minutes of December 9, 2014
  - E. Liaison/County Staff Business
  - F. ACTION ITEM: Elect Chair and Vice Chair
  - G. ACTION ITEM: Approve 2015 Meeting Calendar
  - H. Introduce and Discuss 2015-2016 By Laws
- IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- V. TOWN BOARD INPUT
- VI. PLANNING & ZONING

Possible action to be taken on the following applications:  
SEE ATTACHMENT “A”  
Items on the agenda may be taken out of order.  
The Spring Valley Town Advisory Board may combine two or more agenda items for consideration.

The Spring Valley Town Advisory Board may remove an item from the agenda or delay discussion relating to an item at any time.

- VII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote.
- VIII. Set next meeting date – Tuesday, January 27, 2015 – 6:30 PM
- IX. Adjournment

**COMMISSIONERS**

STEVE SISOLAK, Chair – LAWRENCE L. BROWN III, Vice Chair  
SUSAN BRAGER – TOM COLLINS – LAWRENCE WEEKLY - CHRIS GIUNCHIGLIANI - MARY BETH SCOW  
DON BURNETTE, County Manager  
Meeting Location: Desert Breeze Community Center 8275 Spring Mountain Road

**ATTACHMENT A**  
**SPRING VALLEY TOWN ADVISORY BOARD**

# **ZONING AGENDA**

## **TUESDAY, 6:30 P.M., JANUARY 13, 2015**

**01/20/15 PC**

1. **DR-0938-14 – PARDEE HOMES OF NEVADA, ET AL:**  
**DESIGN REVIEW** for additional model homes on 25.9 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the south side of Oquendo Road and the east and west sides of Quarterhorse Lane (alignment) within Spring Valley. SB/jvm/ml (For possible action)
2. **TM-0207-14 – TOLL SOUTH LV, LLC:**  
**TENTATIVE MAP** consisting of 465 single family residential lots and common lots on 110.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the northeast corner of Hualapai Way and Maule Avenue within Summerlin and the Spring Valley Planning Area. SB/rk/ml (For possible action)
3. **UC-0936-14 – TOLL SOUTH LV, LLC:**  
**USE PERMIT** for modified residential development standards in conjunction with a single family subdivision.  
**WAIVER** for modified street improvements in accordance with Clark County Uniform Standard Drawings.  
**DESIGN REVIEW** for a single family residential subdivision on 110.7 acres in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in the Summerlin South Master Planned Community. Generally located on the northeast corner of Hualapai Way and Maule Avenue within Summerlin and the Spring Valley Planning Area. SB/rk/ml (For possible action)
4. **UC-0948-14 – E-GRAND VENTURES, LLC:**  
**USE PERMIT** for a recreational facility (indoor laser tag, trampoline, basketball, dodgeball, volleyball, zip line, and climbing walls) with incidental uses in conjunction with an existing shopping center on 8.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the west side of Grand Canyon Drive, 670 feet south of Flamingo Road within Spring Valley. SB/mk/ml (For possible action)
5. **VS-0942-14 – KB HOME LV SPANISH RIDGE DURANGO:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Russell Road and Spanish Ridge Avenue and between Bonita Vista Street and Durango Drive within Spring Valley (description on file). SB/co/ml (For possible action)
6. **WS-0919-14 – KULSTAD, MARY D.:**  
**WAIVER OF DEVELOPMENT STANDARDS** to reduce setbacks for an existing patio cover addition to a single family residence on 0.3 acres in an R-1 (Single Family Residential) Zone. Generally located on the northeast corner of Torrey Pines Drive and Foothill Boulevard within Spring Valley. SS/al/ml (For possible action)
7. **WS-0931-14 – KB HOME LV DIABLO FORT APACHE:**

**WAIVER OF DEVELOPMENT STANDARDS** to increase wall height in conjunction with an approved single family residential subdivision on 9.5 acres in an R-2 (Medium Density Residential) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Hacienda Avenue and Lone Mesa Drive, 300 feet west of Jerry Tarkanian Way within Spring Valley. SB/pb/ml (For possible action)

8. **WS-0935-14 – LV BADURA, LLC:**

**WAIVER OF DEVELOPMENT STANDARDS** to allow freestanding signs.

**DESIGN REVIEW** for freestanding signs in conjunction with an approved multiple family residential development on 14.6 acres in an R-4 (Multiple Family Residential - High Density) (AE-60) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the southwest corner of Buffalo Drive and Badura Avenue within Spring Valley. SS/gc/ml (For possible action)

**01/21/15 BCC**

9. **WT-0562-12 (ET-0132-14) – CENTURY COMMUNITIES OF NEVADA, LLC:**

**WAIVER FIRST EXTENSION OF TIME** to commence non-standard street improvements for Seeliger Street in an R-2 (Medium Density Residential) P-C (Planned Community Overlay District) Zone in Rhodes Ranch Master Planned Community. Generally located 390 feet south of Augusta Course Avenue and 1,250 feet east of Hidden Mountain Way within Spring Valley. SB/rk/ml (For possible action)

10. **TM-0216-14 - CENTURY COMMUNITIES NEVADA, LLC:**

**TENTATIVE MAP** consisting of 152 single family residential lots and common lots on 21.5 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design, MUD-2, and MUD-3 Overlay Districts. Generally located on the north and south sides of Martin Avenue (alignment), 660 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)

11. **UC-0933-14 – HUALAPAI ASSOCIATES, LLC:**

**USE PERMIT** to allow a massage establishment in conjunction with an existing commercial/office complex on 1.7 acres in a C-2 (General Commercial) Zone in the MUD-4 Overlay District. Generally located on the east side of Hualapai Way and the south side of Twain Avenue within Spring Valley. SB/rk/ml (For possible action)

12. **VS-0956-14 - CENTURY COMMUNITIES NEVADA, LLC:**

**VACATE AND ABANDON** easements of interest to Clark County located between Roy Horn Way and Quarterhouse Lane, and between Roy Horn Way and Martin Avenue (alignment); and portions of rights-of-way being Martin Avenue located between El Capitan Way and Roy Horn Way, portions of El Capitan Way between Roy Horn Way and Martin Avenue, and portions of Roy Horn Way between Martin Avenue and El Capitan Way within Spring Valley (description on file). SB/al/ml (For possible action)

13. **NZC-0850-13 (WC-0147-14) – CENTURY COMMUNITIES NEVADA, LLC:**

**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet for Martin Avenue in conjunction with single family residential development on 6.5 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design, MUD-2, and MUD-3 Overlay Districts. Generally located on the north side of Martin Avenue, 1,000 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)

14. **TM-0008-14 (WC-0149-14) – CENTURY COMMUNITIES NEVADA, LLC:**

**WAIVERS OF CONDITIONS** of a tentative map requiring the following: **1)** per revised plans including park submitted on March 19, 2014; and **2)** right-of-way dedication to include 30 feet for Martin Avenue and associated spandrels in conjunction with a single family residential development on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)

15. **VS-0494-13 (WC-0146-14) – CENTURY COMMUNITIES NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a vacation and abandonment requiring right-of-way dedication to include 30 feet for Martin Avenue and related spandrels in conjunction with a single family residential development on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design, MUD-2, and MUD-3 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)
16. **WS-0032-14 (WC-0148-14) – CENTURY COMMUNITIES NEVADA, LLC:**  
**WAIVERS OF CONDITIONS** of a waiver of development standards requiring the following: **1)** per revised plans including park submitted on March 19, 2014; and **2)** right-of-way dedication to include 30 feet for Martin Avenue and associated spandrels in conjunction with a single family residential development on 43.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design, MUD-2, and MUD-3 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)
17. **ZC-1270-03 (WC-0140-14) – OVID A. & EDNA E. MOORE TRUST:**  
**WAIVER OF CONDITIONS** of a zone change requiring the recording of a perpetual cross access, ingress/egress, and parking easements with the parcel to the west in conjunction with an office building on 0.5 acres in a CRT (Commercial Residential Transition) Zone. Generally located on the northwest corner of Torrey Pines Drive and Laredo Street within Spring Valley. SB/co/ml (For possible action)
18. **ZC-0493-13 (WC-0145-14) – CENTURY COMMUNITIES NEVADA, LLC:**  
**WAIVER OF CONDITIONS** of a zone change requiring right-of-way dedication to include 30 feet for Martin Avenue and related spandrels for future single family residential development on 43.3 acres to an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design and MUD-2 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley. SB/al/ml (For possible action)
19. **ZC-0925-14 – SOUTH BEACH-RUSSELL, LLC, ET AL:**  
**ZONE CHANGE** to reclassify 9.9 acres from U-V (Urban Village - Mixed Use) Zone to R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts.  
**USE PERMIT** for accessory commercial uses.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** reduced setbacks; **2)** alternative landscaping; **3)** increased building height; and **4)** allow non-standard improvements within the right-of-way.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the northeast corner of Russell Road and Brent Thurman Way within Spring Valley (description on file). SB/gc/ml (For possible action)
20. **ZC-0930-14 – LV ROCHELLE, LLC:**  
**ZONE CHANGE** to reclassify 13.1 acres from R-4 (Multiple Family Residential - High Density) Zone and C-2 (General Commercial) Zone to R-4 (Multiple Family Residential - High Density) Zone for a multiple family residential development in the MUD-3 and MUD-4 Overlay Districts.  
**DESIGN REVIEW** for a multiple family residential development. Generally located on the southeast corner of Rochelle Avenue and Hualapai Way within Spring Valley (description on file). SB/al/ml (For possible action)

21. **ZC-0955-14 – CENTURY COMMUNITIES NEVADA, LLC:**  
**ZONE CHANGE** to reclassify 0.9 acres from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone for a single family residential development.  
**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increased wall height; and **2)** non-standard off-site improvements.  
**DESIGN REVIEW** for a single family residential subdivision on 51.3 acres in an R-2 (Medium Density Residential) Zone with portions of the site in the CMA Design, MUD-2, and MUD-3 Overlay Districts. Generally located on the north side of Maule Avenue, 660 feet east of Quarterhorse Lane within Spring Valley (description on file). SB/al /ml (For possible action)

**02/03/15 PC**

22. **WS-0425-13 (ET-0153-14) – LATIMER, EDWARD GORDON:**  
**WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME** to commence the following: **1)** reduced side yard setbacks for an existing casita/porch and a shed; and **2)** reduced roof pitch for an existing room addition in conjunction with an existing single family residence on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the south side of Palmyra Avenue, 250 feet west of Cereus Avenue within Spring Valley. SB/co/ml (For possible action)
23. **UC-0987-14 – TENAYA LOFTS, LLC:**  
**USE PERMIT** to allow a major training facility (yoga) within an existing office/warehouse complex on a portion of 5.4 acres in an M-D (Designed Manufacturing) (AE-60) Zone in the CMA Design Overlay District. Generally located 490 feet north of Sunset Road and 570 feet west of Tenaya Way within Spring Valley. SS/mk/ml (For possible action)
24. **VS-0983-14 – PRESTIGE APARTMENTS, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Durango Drive and Riley Street and between Mesa Vista Avenue and Spanish Ridge Avenue within Spring Valley (description on file). SB/co/ml (For possible action)
25. **VS-0984-14 – NV PEACE, LLC:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Hualapai Way and Grand Canyon Drive and between Peace Way and Flamingo Road within Spring Valley (description on file). SB/co/ml (For possible action)
26. **VS-0959-14 – UNLY RESEARCH FOUNDATION:**  
**VACATE AND ABANDON** easements of interest to Clark County located between Sunset Road and Patrick Lane, and between Cimarron Road (alignment) and Durango Drive within Spring Valley (description on file). SS/co/ml (For possible action)

02/04/15 BCC

27. **DR-0969-14 – MADRAS DURANGO, LLC:**  
**DESIGN REVIEWS** for the following: **1)** site lighting; and **2)** signage in conjunction with an approved commercial development on 1.4 acres in a C-1 (Local Business) Zone in the CMA Design Overlay District. Generally located on the east side of Durango Drive, 150 feet north of Robindale Road within Spring Valley. SS/pb/ml (For possible action)
28. **DR-0826-07 (ET-0151-14) – PITZER POST DURANGO, LP:**  
**DESIGN REVIEW THIRD EXTENSION OF TIME** to commence a residential component of a mixed use development (Mosaic) on 10.1 acres in a U-V (Urban Village – Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the north side of Post Road, 285 feet west of Durango Drive within Spring Valley. SB/co/ml (For possible action)
29. **ZC-1664-05 (ET-0152-14) – PITZER POST DURANGO, LP:**  
**ZONE CHANGE THIRD EXTENSION OF TIME** to reclassify 10.1 acres from R-E (Rural Estates Residential) Zone to U-V (Urban Village – Mixed Use) Zone in the CMA Design and MUD-3 Overlay Districts for a mixed use development (Mosaic) consisting of office, retail, work/live units, and condominium units. Generally located on the north side of Post Road, 285 feet west of Durango Drive within Spring Valley (description on file). SB/co/ml (For possible action)
30. **UC-0990-14 – TWO 15, LLC:**  
**USE PERMIT** for offices as a principal use.  
**WAIVER OF DEVELOPMENT STANDARDS** for reduced parking.  
**DESIGN REVIEW** for an office building on 1.3 acres in an M-D (Designed Manufacturing) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the west side of Cimarron Road and the north side of Rafael Rivera Way within Spring Valley. SS/rk/ml (For possible action)
31. **WS-0971-14 – HACIENDA APARTMENTS, LLC:**  
**WAIVER OF DEVELOPMENT STANDARDS** to allow an attached sidewalk along Hacienda Avenue in conjunction with a previously approved multiple family residential development on 25.0 acres in an R-4 (Multiple Family Residential - High Density) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the west side of Jerry Tarkanian Way and the north side of Hacienda Avenue within Spring Valley. SB/dg/ml (For possible action)
32. **WS-0994-14 – NEVADA STATE BANK, ET AL:**  
**WAIVER OF DEVELOPMENT STANDARD** to increase the height of a freestanding sign.  
**DESIGN REVIEW** for a comprehensive sign package that includes a freestanding sign and wall signs in conjunction with an existing bank pad site and proposed commercial retail center on 9.0 acres in a C-2 (General Commercial) Zone in the CMA Design and MUD-2 Overlay Districts. Generally located on the east side of Durango Drive and the south side of Badura Avenue within Spring Valley. SS/rk/ml (For possible action)
33. **ZC-0981-14 – COUNTY OF CLARK (PARKS):**  
**ZONE CHANGE** to reclassify 107.5 acres from R-E (Rural Estates Residential) Zone and P-F (Public Facility) Zone to P-F (Public Facility) Zone in the CMA Design Overlay District.  
**DESIGN REVIEW** for a public park (Southwest Regional Sports Complex) with ancillary uses, amenities, structures, and facilities. Generally located between Durango Drive and Cimarron Road and the north side of Robindale Road within Spring Valley (description on file). SS/dg/ml (For possible action)